FLAT AND APARTMENT-HOUSES AND VA-

CANT LOTS CHANGE HANDS. New-York University has recently made a about to come into possession of the following properties: Nos. 413 and 415 East Twenty-fifth-st., a factory property, 50x98.9; Nos. 417 and 419 East Twenty-fifth-st., two tenement-houses, 25x98.9 each; also No. 421, adjoining, and Nos. 423 and 425, two va-

Arthur R. Parsons has sold for Mrs. M. E. Cox nd-st., two five-story flat-houses, on a plot 46x, for \$64,000.

for \$4,000, uts Bublue has bought from Benjamin Bryan plot, 59x100, in One-hundred-and-forty-fourth-st, eet west of the Boulevard. He will improve the berty by the erection of two four-story apart-t-houses. Mr. Bublue has also bought of Henry upert Nos. 20 and 22 West One-hundred-and-ty-fourth-st., two five-story double flat-houses, 200 early 1000 ea

Buck has sold to Armand De Potter the Charles Buck has sold to Armand De Potter the five-story flat at property at the southwest corner of Eighty-first-st, and Amsterdam-ave, taking in part payment the three-story brick and stone private dwelling on lot 30x40x46x18x16x22, at the northwest corner of West End-ave, and Eighty-fourth-st.

Kalman Haas is reported to have sold to John O'Neill the seven-story brick apartment-house, with stores, at the northeast corner of Columbus-ave, and Eighty-fourth-st.

Hall J. How & Co. have sold for W. H. Paine an irregular plot, with a frontage of 113 feet on Amsterdam-ave., at the southwest corner of Lawrencest. The same firm has also sold, for Dennis O'Connor, to Edward L. Pollick, a lot, 25x96, in Old Broadway, 75 feet south of One-hundred-and-thirteth-st. enfeld & Prager have sold to John Kehoe of and 309 Madison-st. The property will be

improved.

W. Kalley & Son, in conjunction with Stabler & Smith, have sold for an estate No. 284 Washington-st. a four-story brick building, lot 26kH, for 334,000, to a Mr. Kingsland.

The Frank L. Fisher Company has sold for A. B. Kight to Samuel Sondheim, from the plans, the American-basement private dwelling in Riverside Drive, cast side, 44 feet south of One-hundred-and-fourth-st., on plot 21x100.

AN IMPORTANT AUCTION SALE. AN IMPORTANT AUCTION SALE.

The sale of a valuable Broadway corner is scheduled to take place at the New-York Real Estate Salesroom, No. 111 Broadway, at noon on Wednesday. At the time and place named William Kennelly will offer for sale to the highest bidder, under foreclosure proceedings, the northeast corner of Broadway and Forty-fifth-st., including the three four-story high-stoop basement and celar brownstone-front dwellings thereon, having a frontage of 75.5 feet in Broadway by 66 feet in Forty-fifth-st. The property will be sold in one parcel.

REAL ESTATE TRANSFERS. Catharine-st, Nos 53 and 55; Sarah J Burby to

Catharine-st, Nos 53 and 55; Serah J Burby to Moses Einhorn

Same property; Emily Gluf to Sarah J Burby 12
Water-st, No 160; Leopold Weil to Gustav and Salomon Salomon

Same property; Aaron Schubart, et al. escentors of Henry Schubart, and others to Leopold Weil 12
Hb-st, No 183; Morris Weiss to Janette Weiman. 21,125
Wagner to New-York University

224-st, n s, 240 ft e of 24-ave, 20x88.9; Margaret Cummings to Mary Keeley

Cummings to Mary Keeley

234-st, n s, 236 ft e of West End-ave, 20x15.5; Mary L Fisk to Riverside Association.

Mary L Fisk to Riverside Association.

63d-st, n s, 236.7 ft w of 9th-ave, 18,9x100.5; E Ellery Anderson to Frederick C Keale.

24th-st, No 166 Leopold Weil to Gustava and 12
Salome Campbell Committee of Salome Campbell Committee o beth Voiling to Mar.

Jadison-ave. No 1.187; Woodbury G Langdon to Frances Lahey.

Oth-st. No 54 East; Jeannie F Seymour to Charles D Folsom.

th ave. No 2.186 to 2.190; Gunder Johnson to Henry P Ansorge and snother.

Henry P Ansorge and snother.

MF and Abraham J F Van Deventer to Catherine M E Gomez, administratrix, etc.

Johnst No 71 to 73 East; William H Hall, Jr., to Frances A Hunter.

Oth-st. No 54 East; Charles D Folsom to Jeannie F Seymour.

23d-st. No 154 West; Clarence W. Francis to Cornellus Walke, trustee, etc.

100x-100 H;

Jeannie F Seymour.

123d-et, No 154 West: Charence W. Francis to Cornellus Walke, trustee, etc.

12th-st, s. s. 275 ft w of 7th-ave, 100x100.11;

112th-st, s. s. 275 ft w of 7th-ave, 100x100.11;

Theresa Goldsmith to Joseph Rueth and another Morris-ave, w s. 50.9 ft s of 148th-st, 50.9x trreg: Mary E Yost to Agnes Yost.

Vanderbilt-ave, West, as proposed, centre line at intersection 179th-st, runs n 270-11x e 25.3 to Hartem Railroad x s. 280 to avenue x w 25.3;

Thomas Wilson to William Cockan.

2d-st, s. s. part of lot 266, map village of Wake
theid, 23.4x144, william S Mackenzie or William McKenzie to Anna Mackenzie or William McKenzie to Anna Mackenzie

Prospect-st, n s. west of Macionald, exchange Land at Unionport of James E Lent; James E Lent to J Orlando Harrison

Arthur-st or ave, No 2,464; Bernard Thies to John S Stirer

Prospect-st, n w corner lands of James Brady, runs n 110x e 50x s 10x w 50. (City Island; James D Macdonald to Hannah F Byrne.

Lot 339, block M, map Hudson P Rose, Mapes et State; Hudson P Rose to Henry Berwin

RECORDED MORTGAGES.

Byrne, Hannah F, to Harlem Co-operative Building and Loan Association, Prospect-st, n s, west of Main-st, City Island, Instalments... Compbell, Salone, to Rosina W Da Cunha, No 105 West Sath-st, 2 years... W corner 57th-st and Lexington-ave, instalments... Egger, Jacob, to N Park Collin and George H Roberts, Jr, e S Stebbins-ave, 488.4 ft n of Röthst, 1 year. Noberts, R. e. Steels, the Month of the Mont ame to Mutual Benefit Loan and Building Co, same property, 11 years logan, Jers P. to Addle A Sullivan, a s 140in-st, 275 ft e of Willis-ave, 3 months. st. 213 ft. 214 st. 215 st. 21 Salomon, Gustav and Salomon, to Hugo Josephy,
No 160 Water-st, 3 years
Stiget, John S, to Watren B Sammis, No 2,404
Arthur-st or ave, 3 years
Seagrist, Theresa P, and husband to the Manhattan Savings Institution, n s 424-st, 100 ft
w of Sth-ave.
Underwood, Michael H, to Isaac L Smith, No 221
West 624-st, instalments
Wiley, Jenuic E, to the Mount Morris Co-operative Building and Losn Association, w s Seagwick-ave, 400 ft s of an unnamed street, instalments williams, Henry V. to Bowles Colgate and an other, trustees of Frances E Colgate, w s Trinity-ave, 272.8 ft n of 105th-st, and adjoining property, 3 years, 7 mortgages BUILDING PLANS FILED.

BUILDING PLANS FILED.

Plans for new buildings and alterations have been filed at the Department of Buildings as follows:

New buildings, main office:
New buildings, main office:
Pearl-st, No 73, Stone-st, No 40, and Coenties Pearl-st, No 73, Stone-st, No 201 Broadway, at the property of No 201 Broadway, at the Stone Broadway, architect.

137th-st, s e, SS 7t e of Sthawe, for eight three-story and basement brick dwellings, 16x50 and 13-0x50; John H Lee, of No 135 West 135th-st, and Charles Glenn, of No 135 West 135th-st, and Charles Glenn, of No 135 West 135th-st, owners; Netflie & Bagges, of No 217 West 135th-st, 125th-st, architect 16th-ave, for four five-story brick tenements with clores, 20x64-9 and 25.5x owner; John Hauser, of No 1.441 3d-ave, architect

5th-st, n s, S3 ft w of 10th-ave, for a five-story 5th-st, n s, S3 ft w of 10th-ave, for a five-story chitect ... 83 ft w of 10th-ave, for a five-story brick tenement, 20x81; same owner and archibillist, h. s. 20x81; same owner and architect as above plan.

14th-st. n. s. 570 ft w of 5th-ave, for three five-story-and-basement brick flats, 20x85; William G Weiler, of No 52 West 160th-st, owner; G F Petham of No 503 5th-ave, architect.

Monroe-st. No 58, for a six-story brick flat, with store, 25.5x80; Irving Bacarach, of No 375 Greenwich-st, and Leopold Schneider, of No 1.925 Madison-ave, owners; G F Petham, architect

10xth-st, s. s. 200 ft w of Amsterdam-ave, for a five-story brick flat, 25x81-6; Schneider & Hester, of No 354 East 119th-st, owners and architects

Alterations main office:

five-story brick flat, 25,834.6; Schneider & Herter, of No. 234 East 119th-21, owners and architects.

Alterations, main office;
Broadway, Nos. 1,290 and 1,292, to a three-story brick office building with billiard parlor; D. M. Mcalpin, of No. 159 Avenue, D. owner; Henry Davidson, of No. 160 West 21st-st, architect.

57th-3t, s. w corner Lexington ave, to a four-story-and-basement brick owelling, with store; Paul S. Bolger, of Yonkers, N. y owner; John B. Snook & Sons, of No. 231 Broadway, architect. New buildings, branch office;
Trinity-ave, n. w corner of Cedar Piace, for a two-story brick dwelling, 49,24.6; S. O. Phelon, of No. 360 West Soth-st, owner; Pollard & Stewart, of No. 19 Union Square, architect.

Unionport Road, w. s. 78.3 ft a of Columbus-ave, for a one and two-story frame dwelling, with store, 28,8867; Rosa Bachmar, of Van Nest, owner; Christopher F. Lebes, architect.

Commonwealth-ave, s. ecorner of Manson-st, for a two-story frame dwelling, 55,52; Joseph Hartman, of No. 775 Forrest-ave, owner: Frank Holmberg, of No. 911 Broadway, Brooklyn, architect

Jefferson-ave, w. s. 175 ft n. of Columbus-ave, for a two-story frame stable, 46;16 William L. Con-Attentions:

Webster-ave, e s, 250 ft s of Bridge-st, to a
two-story frame dwelling, with story: Gustay Riedel, of Webster-ave, owner; Christopher
F Lohse, of No. 966 Westchester-ave, architect.

Real Estate.

Real Estate.

CASS REALTY ADVERTISEMENT

The daily papers of last week announced that a well-known millionaire purchased Nos. 47 and 49 Liberty Street, paying \$20,000. In 1843 Peter Harmony gave \$14,000 for this property. The profit is thus \$192,000, realized in fifty-four years, which is equivalent to over \$3,500 per year on the \$14,000 originally invested, or an average of 25 per cent. per year for fifty-four years on the original investment. In addition to this the owners have had the net rentals of the property, which for many years have exceeded the original cost of the property, and yet people say that six per cent. is too large an estimate of the profits of Manhattan Island real estate.

Not a week passes in which the daily papers do not record similar transactions in Manhattan Island real estate; sometimes in Fifty-fourth Street, another time in Liberty Street, or in lower Broadway, or in the old swamp district—the increased values not being confined to any one particular section of the city, although more in some than the Cass Realty Corporation places the money in-

particular section of the city, although more in some than in others.

The Cass Realty Corporation places the money invested with it solely in Manhattan Island Improved real estate and in nothing else. Co-ownership of this property is acquired by the investors; and by owning the property investors not only get the rentaly, but they get the increase in price as well.

In former advertisements we have shown that real estate in New-York City has just begun its greatest advance, for in London the top price reached for choice real estate in New-York City has just begun its greatest advance, for in London the top price reached for choice real estate is \$700 per square foot, while the highest price reached for Manhattan Island real estate so far is only \$300 per square foot. No one doubts that Manhattan Island real estate will ultimately sell for more per square foot than that of London.

In our advertisement last week we said: "fome unthinking people say: If the Cass Realty shares are so profitable millions of money of very rich people would be invested. So millions and billions of money of very rich people are invested in the same thing as the Cass Realty shares—Manhattan Real property. But very rich people can buy large parcels of this property in their individual names and do not need the machinery of the Cass Realty Corporation to give them ownership. Many of these very rich people, or their friends, have large credit, and they rich people in the form their rentals can pay back the borrowed money and hold the property in the form the can be property.

ciear."

In the Cass Realty Corporation only can people of modernte means acquire ownership, and the profits of ownership, of Manhattan Island choice real estate.

Any amount of money received—one dollar, any multiple of one dollar—\$5, \$10, \$20, \$100, \$1,000 or more, and often as desired. Profits begin on the day of investment.

often as desired. Profits begin on the day of investment.

Dividends are at 6 per cent.

Dividends are at 6 per cent.

SHARRES CAN BE CASHED ON DEMAND AT PAR WHEN AN INVESTOR NEEDS HIS MONEY FOR OTHER PURPOSES.

The "security" is actual co-owentshin of choice, rentbearing, advancing Manhattan Island REAL estate. The 6 per cent, is free of all tax and is net.

Investments may be sent by mail, in Postoffice money-orders, or express money-orders, or by checks, drafts or eavings banks' books.

The Cass Reality Corporation shares are the safest, the most conservative and most profitable investment now offered to the public. The honorable and profitable record of the Corporation, the extremely valuable character of its assets, its single investment (Manhattan Real Estate), the ultra conservativeness of its management and the important fact that MONEY CAN BE HAD BY ANY INVESTOR WHEN WANTED, combine to make the Cass Reality shares the favorite investment of the people. people.
Address or call for printed matter and full particulars.
CASS REALTY CORPORATION, Nos. 209, 211, 213 East
234 st., New York.

> Anction Sales of Real Estate. PETER F. MEYER, Auctioneer,

SATURDAY, May 22d, 1897, at two o'cleck P. M., on the premises herein described.

SUPREME COURT PARTITION SALE GEORGE G. DE WITT, ESQ., REFEREE. 2 choice and valuable plots of land

79 55 Acres in the Seventh (formerly 2d) Ward CITY OF YONKERS, COUNTY OF WESTCHESTER, NEW-YORK.

The above property is desirably located for building lots and vilia sites, being on the old Yonkers and Bronx River Roads near the junction, and within \$25 yards of the Mount Vernon Station, Harlem Railroad, and 25 minutes from 42d Street, New-York.

For book-maps, etc., apply to JAY & CANDLER, Esos. Plaintiff's Atty's, 48 Wall St., or to STEARNS & CURTIS, Esos. (Curtis, Mallet-Prevost & Colt, Defendant's Atty's, 48 William St., and at the Auctioneer's office, 111 Broadway.

PETER F. MEYER, Auctloneer, TUESDAY, May 25th, 1897, at 12 o'clock, at the New-York Real-Estate Salesr

SUPREME COURT PARTITION SALE. JOHN H. ROGAN, ESQ., REFEREE. The Choice and Valuable Properties Nos. 147 and 149 East 22d St.;

No. 1570 Broadway. Southeast Corner 47th Street; No. 359 West 50th Street.

For maps, etc., apply to ROLLIN M. MORGAN and RICHARD H. MITCHELL, Esqs., Plaintiff's Attys., Times Building, and at the Auctioneer's office, 111 Broad-

PETER F. MEYER, Auctioneer,

TUESDAY, May 25th, 1897, at 12 o'clock, at the New-York Real-Estate Salesroom,

SUPREME COURT FORECLOSURE SALE. CHARLES H. BLAIR, ESQ., REFEREE,

5 Choice and Valuable Plots on Fort Washington Avenue, extending through to Boulevard Lafayette,

BEING PART OF THE LUCIUS CHITTENDEN PROP-ERTY AT FORT WASHINGTON. For maps, etc., apply to Guggenheimer, Untermyer & Marshall, Eqs., Plaintiff's Attorneya, 30 Broad St., or to Jay & Candler, Defendants' Att'ys, 48 Wall St., and at the Auctioneer's, 111 Broadway.

JAMES L. WELLS, Auctioneer. UNRESERVED AUCTION SALE. DECORATION DAY, ON THE GROUND, 190 CITY LOTS,

SOUTHERN ON and adjacent to 170TH ST., 23d WARD.

NEW YORK CITY.

ACCESSIBILE AT ALL HOURS,
Ey Elevated Railroad to 168th St.
By Southern Boulevard Trolley Cars.
By West Farms Trolley Lines,
By Westchester Ave. Trolley Cars.

ON LINE OF NEW RAPID TRANSIT ROUTE. Along Westchester Ave. & Southern Boulevard, officially adopted by Earld Transit Commissioners and city officials. These lots are finely located in choice residential and business section, supplied with city conveniences and near Crotona and Bronx Park, the site of the N. Y. Botanical and Zoological Gardens.

and Zoological Gardens.

Terms liberal, title guaranteed free.

AGENTS ON PROPERTY DAILY.

Send for Maps to JAMES L. WELLS, Auctioneer, 59

Liberty Street, N. T.

JAMES L. WELLS, Auctioneer. POSITIVE SALE by order of A. A. Yeendle, Builder, at Il Broadway, N. Y. Real Estate Salesroom, Thursday,

5 New Cottages, TERRACE VIEW AVENUE. North Marble Hill,

These are attractive and substantial 2½ story frame cottages, built by day's work, first-class in every respect, cottages, built by day's work, first-class in every respect, cottages, built by day's work, first-class in every respect, in perfect condition, and never occupied. They contain from 7 to 10 large rooms and bath, epen nickel plated from 7 to 10 large rooms and bath, epen nickel plated plumbing, and all modern improvements. Lots 20x100, The avenue is graded and sewered and supplied with water and gas. Property is about 3 minutes walk from water and gas. Property is about 3 minutes walk from water and put and for the water and put and several and supplied with York and Putnam Railroad, connecting with 8th Ave. Elevated at 155th St., size from Trolley now building on Brosters. Seven Trolley now building on Seven Sev payable on or before to each purchaser.

Title Insured free to each purchaser.

HOUSES OPEN FOR INSPECTION.

HOUSES OPEN requires, and with James Le Maps with Builder, on premises, and Wells, Auctioneer, by Liberty Street.

Brookinn Property for Sale.

A BROOKLYN sacrifice on McDonough Street; owner will sell his handsome two-story basement and extension, Dorchester front, beautifully decorated; fibrary built in, exquisite condition, terms to suit; ought to bring \$5,000; will accept beat offer made within ten days, Address W. D. THOMAS & CO., 176 Ralph-ave., Brooklyn. Open evenings.

Pon SALE.—Plat. Blooklyn, Twenty-third Ward, 353 Tomphine ave.; double brick flat; all improvements; pays 12 per cent; necessary for owner to sell; no reasonable offer refused; can be seen by appointment. Address owner, A. Il. BEOWN, on premises. Nothing better ever offered for party having \$5,000 to invest; present owner residing on premises will care for same and collect for out-of-town purchaser.

REAL ESTATE,

33 Nassau St. and 503 5th Ave.

WESTCHESTER CO. PROPERTY HANDLED.

O NLY \$12,000 for fine business property on 3d-ave.
Auth. Brooklyn; 4-etery brick, 22-foot front; rented for \$1,548; stores and fines; very small amount cash required. Seen Sundays after 2. SCHOONOVER, 1,206 3d-ave., near 54th-st., Brooklyn.

Anction Bales of Real Estate. Foreclosure Sale of one of the very best Broadway Corners in New York.

By WILLIAM KENNELLY, Auct'r, Office 111 Brondway. WEDNESDAY, May 19, 1897,

at 12 o'clock noon, at the New York Real-Estate Salesroom, 111 Broadway, New York City. Broadway, N. E. Cor. of 45th St. ALSO

Nos. 173, 175 & 177 West 45th St. The magnificent corner plot, including the three fourstory, high-stoop, basement and cellar, brownstone front
dwellings thereon, having a frontage of 75.5 feet more or
less on Broadway by 60 feet on 45th Street, to be sold
as one parcel, being on same side, just above and opposite Hammerstein's New Theatre, in close proximity to
leading Railroad Depots, Surface Roads, and Theatres,
and also nearly opposite the proposed terminus of the
great North River Bridge. This grand corner should
command the attention of speculators as well as invertors, as it seldom occurs that property of such rare
merit is ever placed on the market to be sold to the
highest bidder.

BRYAN L. KENNELLY, Auct'r, B. L. KENNELLY & CO. WILL SELL AT AUCTION ON MONDAY, May 24th, 1897,

EXECUTORS' SALE. close the Estate of Christiana S. Taylor. Decensed.

BY ORDER OF
ALEXANDER TAYLOR. Executors.
THE BEAUTIFUL PROPERTY AT RYE NECK, N. Y.,

YEAR MAMARONECK, WESTCHESTER CO., N. known as "Linwood." THE OLD TAYLOR HOMESTEAD,

situated on Long Island Sound and comprising about 9 ACRES and 2 acres of roadway, with large, well-built, handsome homestead, size 40x70, with extension about 20x40; also stables and outbuildings. Distant from Mamaroneck station 1½ miles.

Maps and further particulars of auctioneers, 66 Liberty St. Tel. 2943 Cortlandt.

City Property for Sale.

A GREAT CHANCE.

I have a very handsome 30-foot West End-ave, sidence, northwest corner of 84th-st., just taken in syment for a large property, which I can sell at \$40,000, his is your opportunity. Examins it (caretaker on prem-

CHARLES BUEK, 109 West 42d St.

3-STORY HOUSE.

Strictly modern; elegant location; 87th Street, between West End Ave. and Riv-reide; decorated, gas fixtures, open plumbing; second floor extension. SCHOENBERG, Owner, 344 Columbus Ave. FOR SALE OR TO RENT.

WEST 72D STREET. Four-story brownstone private dwelling, 20 feet will sell at a very low figure. CENTRAL PARK WEST.

Four-story private dvelling, 20 feet wide, dining-room stension, decorated and gas fixtures; can be bought at a WARE & GIBBS, 451 Columbus Ave.

No. 14 West 54th St., near 5th Ave. New 5-Story American Basement, Dining-Room Extension, High-Class Dwelling. Owner on Premises. Open Daily for Inspection.

RIVERSIDE DRIVE; choicest location; elegant four-story house; every modern improvement; price \$65,000. Particulars of THOMAS & ECKERSON, 35 W. 30th-st. WHOLESALE DEALER in lumber, hardware, glass, etc. will operate with responsible builder. Address WEST-ERN, Tribune Office.

\$250 CASH, 8000 MCRTGAGE; lots near 176th-st, and Jerome-ave., trolley road now being laid up Jerome-ave. OWNER, 110 West 28th-st.

City Property Co Let.

RENT, \$1,800; handsome modern four-story 20 ft. house, 178 West Seth-st.; reduction for summer months Address G. SCHNEIDER, 1,037 Lexington-ave.

124 WEST 45TH ST.—To let to strictly private family, an elegant, quaint little house with many bedchambers; newly plumbed, renovated, decorated and
changed throughout; a rare opportunity to secure now
what may not be available next fail. Open for inspection
daily, except Sundays, 8 to 10 a. m., 4 to 5 p. m.; permit
not required. Hent, \$2,200. Any broker.

G. W. BASHFORD.
41 Wall St.

Enrnished Gonses Co Let.

A LIGHT, siry, six-room and bath apartment to rent furnished for the summer; West Side. Box 6, 300 LENOX.—Reasonable rent, thoroughly furnished house, all improvements; shade, vegetable garden, fruits and flowers; fine view. Further particulars inquire B. & A. Mortgage Company, RICHARDSON, 11 Broadway. TO RENT, FOR SUMMER, Furnished house, 12 rooms; modern; beautiful location; East Orange; reasonable terms to good tenant. Address OWNER, P. O. Box 802, Orange, N. J.

Enrnished Apartments Co Let.

AN UNUSUAL OPPORTUNITY for a family accus-tomed to refined surroundings to obtain a hand-somely furnished apartment until October at low rental. Location West Side, near Central Park. C. M. NOBLE, 26 Cortlandt-st.

100 LEXINGTON-AVE, 27th-st.—Furnished apart-ment, 6 rooms and bath, for summer months; terms easy. Call at premises. References required.

Unfurnished Apartments Co Let. "BILTMORE" AND "BLENHEIM," 56 to 62 West 58th St.,

Between 5th and 6th Aves. NOW READY FOR OCCUPANCY. Exceedingly handsome and well-arranged. Apartment of eight rooms, exclusive of two baths each, all room having outside light, hardwood trim and parquette floor ing throughout; sanitary open plumbing, electric light telephones; passenger and servants' elevators; also stead drying-room on roof. Apartments decorated to suit. For plans, rents, and further particulars apply to

GEO. R. READ,

THE WASHINGTON.

COR. 123D STREET AND THE AVENUE.

location and conveniences. New sanitary plumbing; elevator; telephone; watchman and steam heat all night

THE FIFTH AVENUE,

1,637-1,638 Fifth Avenue, cor. 85th-st.
Elegant corner apartment, second floor, 10 rooms and bath; great inducements offered. Apply to W. G. ROBERTS, Supt.

THE GRAMERCY, 34 GRAMERCY PARK.

For rent-Apartment of four rooms and bath.
C. W. FUESS, Supt.

THE ALBERT. near Riverside Fark and Museum of Natural History; nigh ground, pure air; second flat; seven from normal bath; very attractive; steam heat; not water supplied; open plumbing; servants stairs, hall service; only \$65.00. WARE & GIBBS, 451 Columbus Avenue, rear Sist St.

THE PARK MADISON, MADISON-AVE. AND 25TH-ST., EAST. FINEST LOCATION IN THE CITY. Elegant suites, equipped with all modern improvement and conveniences.

Advantageous terms for the summer months.

ST. CATHERINE APARTMENT HOUSE, MADISON-AVE. AND SED-ST. TO LET,

TO LET,
one elegant Suite of 15 rooms, two servants' rooms and
laundry; has a direct and unobstructed exterior view of
250 feet; suite comprises the entire door; the cabinet work
and decorations are not surpassed by any house in the
city. Particulars at premises from
L. D. BROOKS, Superintendent.

A. A. A. A. A. Gos Lexington Ave., 8 rooms and bath.

812-614 Lexington Ave., 8 rooms and bath.

813-Columbus Ave., 6 rooms and bath.

81 St. Mark's Pl., Rooms, 4 rooms.

127 W. 17th St., 3 large floors, furnished.

1857-1859 3d Ave., floors through. MORTON-ST. 42 Itensfromest new elegantly decorated flathouse in 9th Ward; portice stoop, hot and cold water, ranges, private baths, and closets; no children; open Sundays; \$20 per month. Conntry Property Jor Salc.



\$4,100. ELMHURST, | Long Island. CENTRE OF

5c. Fare; 12 minutes from 34th St. Ferry, 25 minu

ROOSEVELT MANOR, CRANFORD, N. J.

in New Jersey. For plans, photographs and further par deulars, address H., Postoffice Box 143, New-York.

AT CLINTON, NEW YORK. SEAT OF HAMILTON COLLEGE and several flourishing young ladies' seminaries, a beauti-ful artistle residence. It rooms, and fitted with all the ap-celeptments of a gentleman's home; clevated situation and several processing and the several situation, pointments of a gentleman's home, clevated situation, pointments of a gentleman's home, clevated situation, outflook embracing mountain and valley; refined society, outflook membracing mountain and valley; refined society, outflook, such and full particulars with PHILLIPS & WELLS, Tribune Building

AT BABYLON, LONG ISLAND. PHILLIPS & WELLS, Tribune Building.

Co Let for Business Purposes.

Hartford Building,

S. W. Cor. Broadway and 17th Street, UNION SQUARE.

Handsome Salesrooms, also Offices. LOW RENT, NO EXTRAS. Plans and Particulars Stephen H. Tyng, Jr., on premises.

A.—A.—A.—
BUILDINGS.

33 Murray St., 5-story, basement and cellar building, repair, etc.
208 Centre St., 8-story, with store.
STORES.

286 Greenwich St., large store and basement, will repair, 1657 2d Ave., store and back rooms. 162 E. 110th St., store, near 3d Ave.
76 Bowery, half store, near Chail St.
1.0FTS.
257 Bowery, third for, near Houston St.
48 Hieseker St., or, Mulberry, basement store,
460 Broome St., light basement, power and heat.
CYRILLE CARREAU, Agent, Grand St. and Bowery,
Under Oriental Bank

CHOICE OFFICES TO LET TEMPLE COURT, 3 to 9 Beekman-st., 119 to 123 Narsau-st. RENTS MODERATE. RULAND & WHITING, Agents. on premises.

City Gotels.

GERARD,

44TH ST., BET, BROADWAY & 6TH AVE. LECT FAMILY HOTEL
CENTRALLY AND DESIRABLY LOCATED. CENTRALLY AND DESIRABLY LOCATED.

ABSOLUTELY FIREPROOF AND MODERN.
Unfurnished spartments by year. Furnished by week,
south or season.

SPECIAL RATES FROM MAY 1.
W. B. GERAED, Proprietor.

ALBEMARLE HOTEL, MADISON SQUARE, WEST.

O. B. LIBBE, Proprietor, EUROPEAN PLAN.
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